THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20100005559 DEEDWARR
Recvd: 01/28/10 12:40 1 pgs
Fees: 13.00 Taxes: 758.50
20100128-0007183

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Colin M. Price 1101 A Biltmore Drive Nashville, Tennessee 37204	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood,TN 37027	131-12-124

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CLARENCE ERNEST REYNOLDS, III**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **COLIN M. PRICE**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Zone Lot Division of Lots 1 and 2 for Battery Park Subdivision, of record in Book 6200, page 243, amended in Book 6900, page 77, Register's Office for said County.

Said Lot 2A fronts 166.06 feet on the broker southwesterly margin of Biltmore Drive and extends back 210.25 feet on the southeasterly line and 200.00 feet on the westerly line to a dead line in the rear, measuring 31.47 feet thereon.

Being the same property conveyed to Clarence Ernest Reynolds, III by Warranty Deed from Kenneth H. Suchet and wife, Dalih M. Vandermerwe Suchet of record in Instrument No. 200308190119901, dated 8/13/2003, Register's Office for Davidson County, Tennessee.

This is improved property known as **1101 A Biltmore Drive, Nashville, Tennessee 37204**.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **22nd** day of **January, 2010**:

Clarence Ernest Reynolds, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLARENCE ERNEST REYNOLDS, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 22nd day of January, 2010:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6/29/2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $205,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2010:

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON